





Maple Cottage is a beautifully appointed three-bedroom home, offering thoughtfully designed accommodation arranged over two floors. A solid timber entrance door opens into the living room, a welcoming reception space featuring two windows to the front elevation, built-in storage and stairs rising to the first floor.



Accommodation

An internal door leads through to the inner hallway, where there is access to a useful storage cupboard, a guest cloakroom fitted with a wash hand basin and WC, and the kitchen diner.

The kitchen has been designed with both practicality and style in mind, featuring a bespoke range of matching wall and base units, quartz worktops and a selection of integrated appliances. Windows overlooking the rear garden and French doors opening onto the patio and garden provide an abundance of natural light and create an excellent space for modern family living.

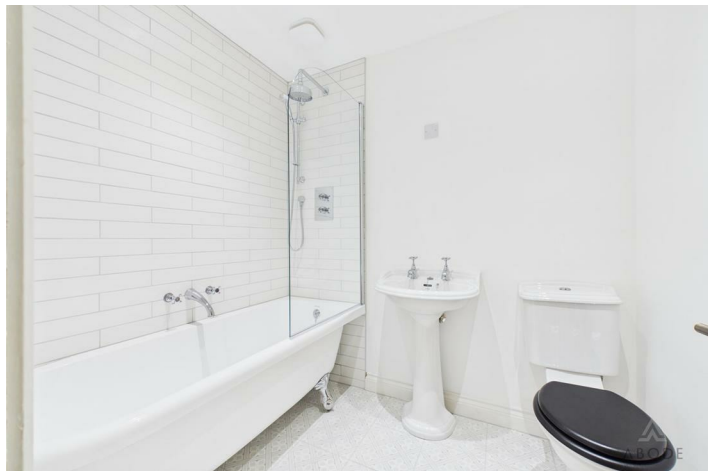
The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys views over the rear garden and benefits from its own en-suite shower room. Two further bedrooms are positioned at the front of the property and are served by a stylish family bathroom fitted with a freestanding bath with shower over.

Externally, Maple Cottage enjoys a private rear garden, together with allocated parking within the exclusive Manor Farm development.

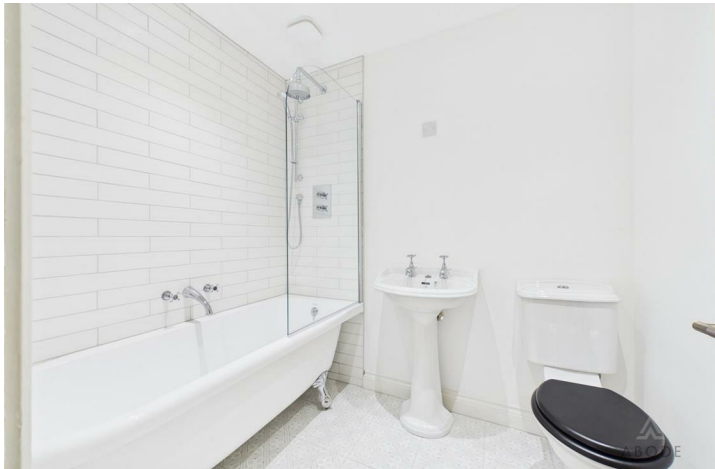


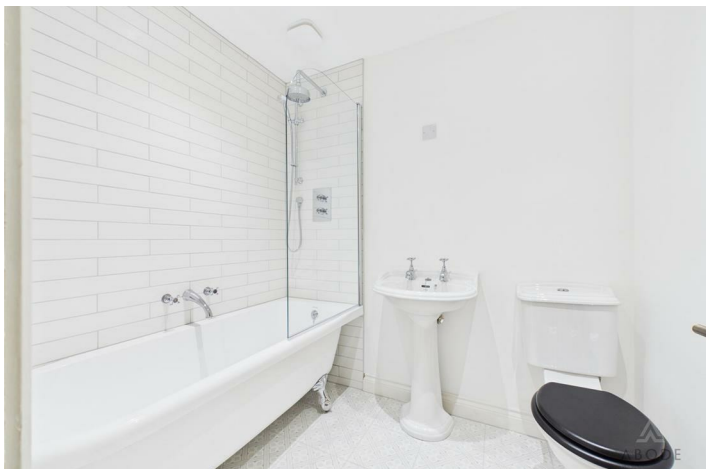
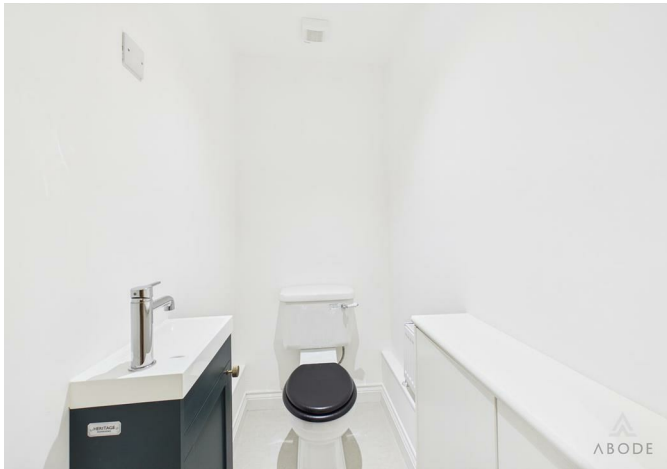


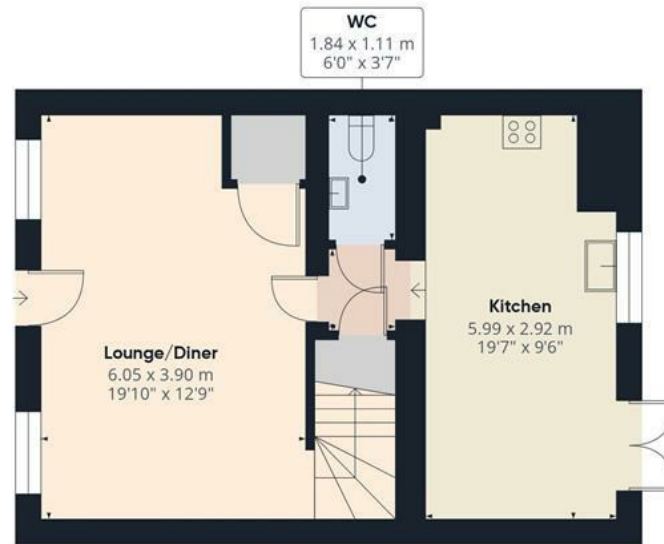












Floor 0



Floor 1

Approximate total area⁽¹⁾

91.3 m²

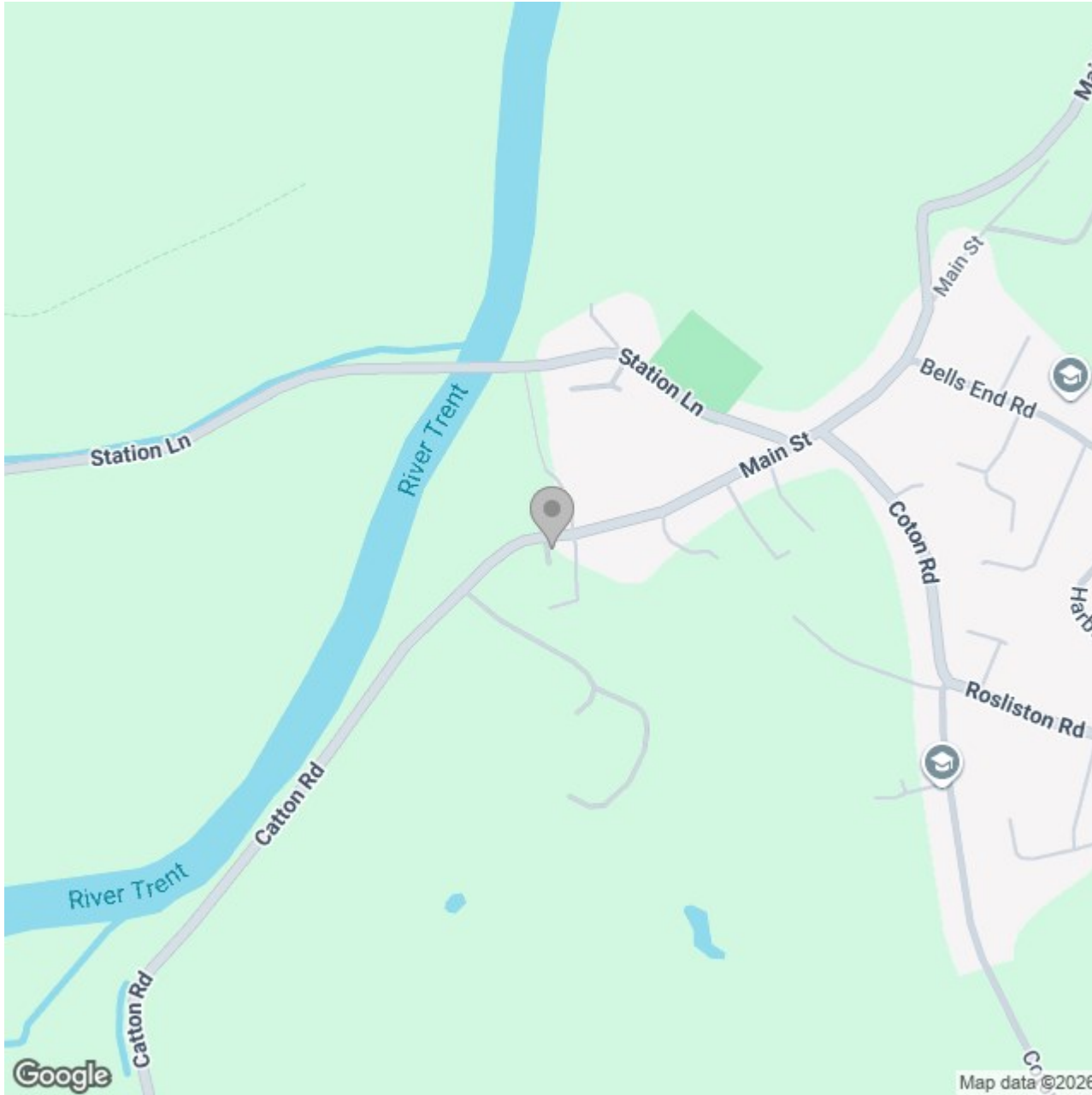
984 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	